

NORFOLK CITY PLANNING COMMISSION – ITEM NOS. 5 AND 6

PUBLIC HEARING DATE: MAY 23, 2002

STAFF REPORT-DEPARTMENT OF PLANNING

PART 1: APPLICATION DESCRIPTION:

Nature of Applications:

5. Change of Zoning: 934 West Little Creek Road

6. Special Exceptions for Off-lot Parking:

- a. 924 West Little Creek Road
- b. 900 West Little Creek Road
- c. 801 West Little Creek Road

Location: 934 W. Little Creek Road (Southwest corner of Mt. Pleasant Road and Baltimore Street; Maps 1 and 2)

Applicant: Mount Pleasant Baptist Church

Property owners: Mount Pleasant Baptist Church; Eight O One W. Little Creek Road; Howard L. Kesser; North Shore Holdings

Description of proposed use:

The Mount Pleasant Baptist Church is located at 934 West Little Creek Road on the northeast corner of West Little Creek and Mt. Pleasant Roads. The applicant is proposing to construct a 9,120 square foot building on this site which would serve as a fellowship hall. The fellowship hall would consist of a large gymnasium area and classrooms to be used by the church members.

The proposed expansion requires that the property be rezoned from R-8 (One-Family) to conditional IN-1 (Institutional).

In addition the proposed expansion would occupy an area the church is currently using for parking. Prior to permitting the expansion, the church must comply with the parking requirements as set forth in the City of Norfolk Zoning Ordinance, 1992 which is 1 parking space per 5 seats provided. The church has a 400-seat sanctuary and is required to provide 80 parking spaces.

In total the requested off-lot parking sites provide 81 parking spaces. The

church also has and additional 25 parking spaces to the north of the church on Baltimore Street.

Description of existing land use pattern:

The site is located in an R-8 (One-Family) district which encompasses the Titustown neighborhood. The neighborhood is developed with conforming single-family residences. To the east, directly adjoining the church, is a C-2 (Corridor Commercial) district, which is developed with several doctor's offices a retail design shop and a garden shop. Further east is a CZ R-15 (conditional High Density Multiple-Family) district which encompasses the Tucker House, a mid-rise residence for the elderly.

To the west, West Little Creek Road in this area is developed with several commercial uses such as restaurants, offices, a bakery, a dry cleaning establishment and a barbershop.

PART 2: ANALYSIS/EVALUATION

Prior Zoning History:

The Planning Commission has considered the following applications in the general vicinity of this application:

- 1) 1997: A request by Mt. Pleasant Baptist Church for a special exception for off lot parking on the north side of Baltimore Street. This request was approved.
- 2) 2000: A request by Mt. Pleasant Baptist Church for a special exception for off lot parking on the northwest corner of Mt. Pleasant Avenue and Baltimore Street. This request was approved, however, no parking lot has been constructed to date.

Neighborhood Impact:

This proposal should not have a negative impact on the surrounding properties. The proposed expansion should not increase the intensity of the site. Currently the church does not have ample parking and the addition of a 3 additional off-site parking lots should decrease parking by church members in the Titustown residential neighborhood.

General Plan Impact:

The Titustown Neighborhood Plan as contained in the General Plan depicts the church site as institutional and the parking areas as commercial/office. A church expansion and off-lot parking sites for this neighborhood church would be consistent with the General Plan.

Zoning Impact:

The church expansion and parking lot will have to be developed in accordance with Chapter 26, Site Plan Review, of the City of Norfolk Zoning Ordinance, 1992, including setbacks and landscaping.

PART 3: RECOMMENDATION:

It is recommended that the rezoning application be approved subject to the following conditions:

1. The site shall be developed in accordance with the requirements of Chapter 26 of the Zoning Ordinance of the City of Norfolk, 1992, Site Plan Review and Chapter 17, Landscaping and Buffers, including a review by Parks and Forestry.
2. The hours of operation shall be from 7:00 a.m. until 9:00 p.m. on Wednesdays and from 7:30 a.m. until 2:00 p.m. Sunday.
3. The number of seats provided in the main sanctuary shall be limited to 400.

The off-lot parking sites, subject to the following conditions, will provide parking for the church and will help to alleviate vehicular congestion in the Titustown neighborhood. The following conditions shall apply:

1. The church shall provide staff at each off-site parking lot during the church's hours of operation.
2. The number of seats in the church will comply with the City of Norfolk Zoning Ordinance, 1992, parking requirements.

MAPS:

1. Location and Zoning

MT. PLEASANT

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(5 and 6 P.H. 23 MAY '02)

2. Site
3. Site Plan

Report Prepared: May 9, 2002

Copies Provided To:

City Planning Commission
Applicant: Mount Pleasant Baptist Church

Civic League: Titustown

Others: Assistant City Manager, Shurl R. Montgomery
City Attorney, Bernard Pishko
Deputy City Attorney Daniel R. Hagemeister
Parks & Forestry, Sid Baker